In the latest report received from C & AG (*Report No. 3 of 1993*), there are 8 paras pertaining to DDA. These paras relate to accounts, encroachment of land, man-power management, extra expenditure, irregular award of work, delay in construction and leasing of shops, non-recovery of extra expenditure and delayed construction. Action taken thereon has been reported back by DDA to C & AG.

(d) There is no proposal to handover DDA to Government of National Capital Territory of Delhi. The working of DDA is closely monitored in specific areas, such as protection and management of land, performance in house construction, etc. Detailed guidelines have been issued to DDA to streamline its functioning. Moreover, efficiency audits are carried out not only by the Comptroller and Auditor General, but also by the Staff Inspection Unit of Govt. of India from time to time and DDA streamlines its activities accordingly. Thus, efforts to improve in the working of DDA are a continuous process.

(e) The Slum Wing, 2 dairy colonies and maintenance of regularised unauthorised and resettlement colonies have already been transferred to the Municipal Corporation of Delhi similarly, Delhi Lotteries and ISBT have been transferred to the Govt. of National Capital Territory of Delhi.

Construction of More General Pool Accommodation

1721. SHRI VIJAY KUMAR MALHOTRA : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether the Public Accounts Committee had recommended some time ago for the preparation of time bound programme for construction of more general pool accommodation to bring down the waiting period for the allotment of Government residential accommodation to the Government servants ;

(b) if so, the details thereof ;

(c) whether any time-bound programme has been drawn and if so, the details thereof ;

(d) if not, the reasons therefor; and

(e) how many years it takes for an employee in each of the category of houses to get the Government accommodation allotted ?

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THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) The PAC had recommended that Government must evolve a definite policy regarding provision of accommodation to its employees and Chalk out a time bound programme as a Plan project keeping in view the need to provide adequate accommodation to its employees as well as constraints of resources.

(b) and (c) A proposal had been formulated according to which for attaining 70% satisfaction in metropolitan cities and 50% in other cities during the next 20 years, about 8000 quarters will have to be constructed every year. In the annual plan for 1994-95, despite a projection of Rs. 101 crores, due to resources constraints it was possible to make an allocation of only Rs. 50 crores for the year 1994-95.

(d) The question does not arise in view of replay to parts (b) and (c) above.

(e) The length of the service of a Government employee is considered for in turn allotment only Types I to IV. During the allotment year ending 31-12-93 in Type I, employees with 14 years service; in Type II employees with 27 years service ; in Type III employees with 31 years and in Type IV employees with 27 years service have been allotted accommodation in the General Pool. For higher types viz. Type V and above allotments are made. on the basis of basic pay drawn by an officer on a particular date.

Review of Urban Infrastructure Projects

1722. SHRI SURESH PACHOURI : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether Government proposed to revive the planning and financing of urban infrastructre Projects ;

(b) if so, what are the details in this regard;

(c) to what extent the plans have been implemented; and

(d) to what extent the Urban Planning would get a boost after this review ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) and (b) In the

context of the Centrally Sponsored Schemes of Integrated Development of Small and Medium Towns (IDSMT) and the Mega City Project, certain guidlines have been issued to State Governments regarding planning and financing of Urban in frastructure projects. Under the IDSMT Scheme, the State Governments are required to prepare urban strategy papers describing trends of urbanisation, urban economic structure, status of infrastructure and services existing local self government and resources mobilisation, State Policy on various sectors future urban perspective and urban growth strategy.

The IDSMT Scheme which aims at infrastructural development in small and medium towns prescribes for submission of detailed projects reports for various investment schemes in conformity with the state urban strategy.

Under the Mega City Project which is applicable to Bombay, Calcutta, Madras, Hyderabad and Bangalore, State Governments have been requested to prepare metropolitan investment plans and projects to be taken up with Central Government assistance, State Government share and Institutional Finance. State Governments are preparing projects keeping in view existing infrastructural deficiencies, future needs, cost recovery, resource generation and other aspects. Projects are proposed to be taken up with a judicious mix of remunerative and non-remunerative schemes so as to build a revolving fund for taking up infraestructure improvement projects on a continuous basis.

(c) Under the Revised IDSMT guidelines in operation from 1992-93, the State Urban Strategy Papers are insisted upon before clearance is accorded by Government of India to individual town-wise projects. Under the Mega City Project which is being implemented from 1993-94, detailed exercises for project preparation are being made by the State Governments. Government of India will insist on submssion of necessary project reports before releasing funds.

(d) The exercise of urban strategy papers and metropolitan investment strategy will unable State Governments to prepare their urban development/metropolitan action plans in conformity with short and long term objectives. The action plans will consist of proposals for investment in various infrastructural facilities and services.

Allotment Flats of under NPHS, 1979

1723. SYED SIBTEY RAZI : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether the DDA has allotted some flats in different categories to the registered persons under the New Pattern Hudco Scheme of 1979 during 1993 and by Feb., 1994;

(b) if so, the total number of flats allotted, area-wise and category wise separately during 1993 and upto February 1994 with cost fixed area-wise and category-wise;

(c) whether such allotments has cleared some long waiting list under the scheme;

(d) if so, details thereof, category-wise;

(e) whether cost of present allotment of flats is in tune with directives of some judicial authorities; and

(f) if so, the details there and if not, the reasons therefor ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P.K. THUNGON) : (a) Yes, Sir.

(b) Details of MIG, LIG and Janta flats allotted during 1993 and upto February, 1994, as reported by DDA, are enclosed as per statements 'A', 'B' & 'C' respectively (*See* below).

(c) and (d) 15,197 registrants waiting since 1979 were allotted flats. The allotments have cleared applicants wait listed at 17,619 in the MIG category, and 30.243 in the LIG category in Janta category, all registrants have been covered.

(e) and (f) Costing of flats is being done on "no profit no loss basis" after adding cost of construction to the land premium. In some cases, Delhi High Court had directed DDA to reduce the cost of flats. On appeal filed by DDA against the Judgement of the High Court the Supreme Court of India has referred that matter for consideration to a larger bench of the Delhi High Court.